

**From The President of:
GRADE A DEVELOPMENT, LLC.**

Dear Prospective Client;

Grade A Development, LLC is pleased to submit our proposal and corporate portfolio for your review in consideration of General Construction Services as outlined in the attached specifications labelled Addendum.

Grade A Development, LLC is a full-service Construction and Construction Management Services operation, possessing a City of Chicago contractors' license and a unique certification as a woman-owned designated HUD Section 3 contractor.

Our company, with its' full array of “*stud to stunning*” construction capabilities and subcontractors, offers you seasoned professionals with over 75 collective years of experience. Our service also encompasses the proper pulling of permits, efficient and effective administration in office tasks, and a competent and superior understanding of residential and commercial building types providing you quality performance at all times, pre-construction and post-construction.

We are eager to begin working steadfastly for you and look forward to your review of our proposal and qualifications.

We will not disappoint you because we are dedicated. This is our promise to each of our customers, and we hope you personally will soon experience our expertise.

Respectfully submitted,
The President
Shaunte L. Porter

PORTFOLIO

2015 - 2018



**Presentment/Proposal Date:
April 16, 2018**

**To: _____
(Client)**



**General Contractor and Owner
Shaunte L. Porter**

sp@gradeadevelopmentllc.com • 630.923.4700

WEBSITE: WWW.GRADEADEVELOPMENTLLC.COM



OFFICES LOCATED AT

ONE WESTBROOK CORPORATE CENTER , STE. 300 * WESTCHESTER, IL 60154

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General Contractor and Owner Shaunte L. Porter

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I. SERVICES PROVIDED BY GRADE A DEVELOPMENT, LLC

NAICS
236118

HUD Section 3 – Business Designation
Certified Woman-Owned Business

Business Capabilities

Janitorial
Carpentry
Demolition
Electrical
General Contractor HVAC
Painting Dry Wall
Plumbing
Complete Renovations
Masonry – Subcontracted



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II. FEDERAL EIN DESIGNATION

Active Employer Identification

Number 47-5583355

**III. ILLINOIS ARTICLES OF
ORGANIZATION**

Active and in Good Standing Illinois

File Number 05496632

**IV. CITY OF CHICAGO- GENERAL
CONTRACTORS LICENSE**

**Active TGC085239 with
Certificate Number GC085239-3**

**V. HUD SECTION 3- BUSINESS
CERTIFICATION**

Classified Active as DUNS Number

081126334/NAICS 236118

VI. CERTIFICATE OF INSURANCE

HOUSTON CASUALTY \$2M

Aggregate

Policy#U18AC10389-00

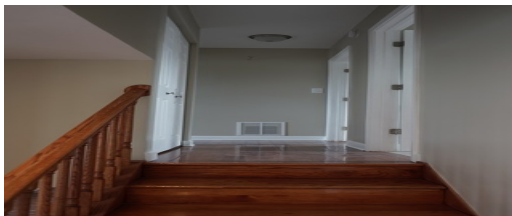
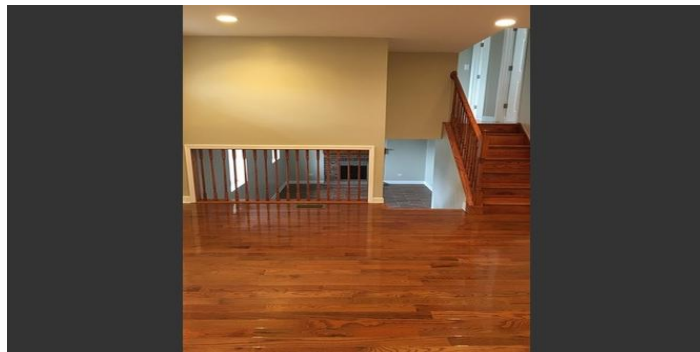
VII. COMPLETED PROJECTS REVIEW

TOTAL REHAB PROJECT

3910 171st St COUNTRY CLUB HILLS, IL 60478

Sold 2/11/2016 - \$145,000.00

after Grade A Development, LLC Rehab



Detached Single Family Tri-Level- 4 Bedroom, Office, Den, Workout or Playroom, 2nd Guest Bathroom, Long Driveway, Gleaming hardwood floors. Total rehab.

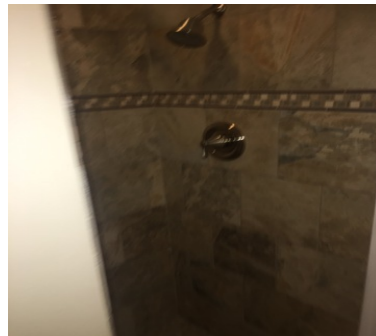
Current Market Price - \$165,942.00

TOTAL REHAB PROJECT

3406 Laurel Ln. HAZEL CREST, IL 60429

Sold 10/14/2016- \$145,000.00

after Grade A Development, LLC Rehab



Detached Single Family Bi-Level- 4 Bedroom- 2 Full Bath, with a Lot Size of 9,350 Sq. Ft- Total rehab.

Current Market Price - \$179,591.00

TOTAL REHAB PROJECT

204 South 8th MAYWOOD, IL 60153

Sold 8/5/2017 - \$150,000.00

after Grade A Development, LLC Rehab



This 973 square foot house sits on a 6,116 square foot lot and features 1.5 bathrooms. This property was built in 1925 and last sold for \$150,000.

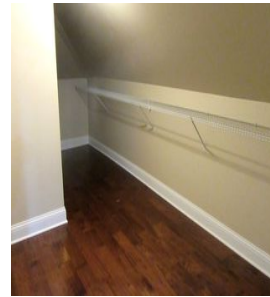
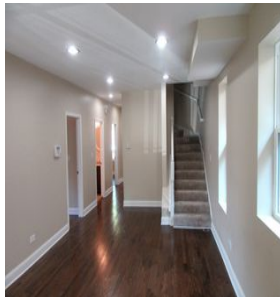
Current Market Price - \$163,102.00

TOTAL REHAB PROJECT

7349 South Vernon CHICAGO, IL 60619

Sold 9/18/2017 - \$175,500.00

after Grade A Development, LLC Rehab



7349 S Vernon Ave, Chicago, IL was a Complete and Total Rehab finished by **GRADE A DEVELOPMENT, LLC** from the studs.

This is a single family home that now contains 2,200 sq ft.
4 bedrooms and 3 bathrooms.

Current Market Price - \$176,892.00

VIII. EXECUTIVE SUMMARY

SHAUNTÉ L. PORTER

PROFESSIONAL REAL ESTATE SUMMARY

1998 – Present

**REAL ESTATE INVESTMENT AND
BUILDING CONSTRUCTION**

GRADE A DEVELOPMENT, LLC
General Contractor
Certified, Licensed, Insured and Bonded Since 2015
Owner and President

Westchester, IL
2015 Incorporated

- 2018-Obtained HUD Section 3- Woman-Owned Business Designation
- 2015- City of Chicago General Contractor's License Awarded
- Successful above average return on investments for **17** investment properties since 2008.
- Still Owner-Blue Island IL fixer upper
- Still Owner-3 Properties in West Garfield Park-Chicago fixer uppers
- 2004-began purchasing and restoring residential "fixer uppers"
- 1998 Purchased first property and rehabbed to move in status under deadline

OTHER EMPLOYMENT:

2008 – Present

NALCO Company

Bedford Park, IL

Export Logistic Planner

Responsible for supporting the timely processing of export orders and customer inquiries from order to delivery. Conduct an active role with diverse teams in improvement projects designed to improve service and efficiencies and reduce costs in alignment with Nalco (Ecolab) Supply Chain initiatives. Promoted up through the ranks from hired position of Packer/ Order Filler in 2008. Accepted promotion to Export Logistic Planner in 2013.

Transportation Planner

11/2012 – 11/2013

Scheduled efficient and cost-effective deliveries, and route truckload shipments. Prepared and processed all necessary paperwork for customer shipments and production tasks according to specifications. Tendered freight to carriers, scheduled acquisition of materials returned from suppliers and customers. Tracked carrier performance and compliance, maintained record of transportation transactions, as well as communicated with, and coordinated activities with other departments.

EDUCATION

Concordia University, River Forest, IL 2011 – 3/2013- B.A. (Organizational Management) Candidate-2018

University of Illinois, Athletic Scholarship, Chicago IL 1995-1996, NCAA Div. Women's Collegiate Basketball

Western Illinois University, Athletic Scholarship, IL 1993-1995, NCAA Div. Women's Collegiate Basketball

ADDITIONAL SKILLS AND CERTIFICATIONS

HAZMAT certified; seasoned Forklift operator; fluent in SAP; proficient in Microsoft and Apple hardware/software

REFERENCES IMPECCABLE!

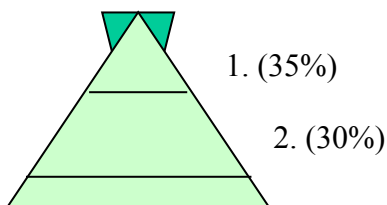
IX. PROFESSIONAL REFERENCES

X. CLIENT TESTIMONIALS

XI. COMMUNITY SERVICES OUTREACH

XII. INTERNSHIP/SCHOLARSHIPS

GRADE A DEVELOPMENT LLC
INTERN-SCHOLARSHIP FUNDING PROGRAM
PROJECTED START- YEAR 2020



1. Industry & Community Needs

2. Scholars

3. Research Assistants

4. Potential Scholars

5. Research Students

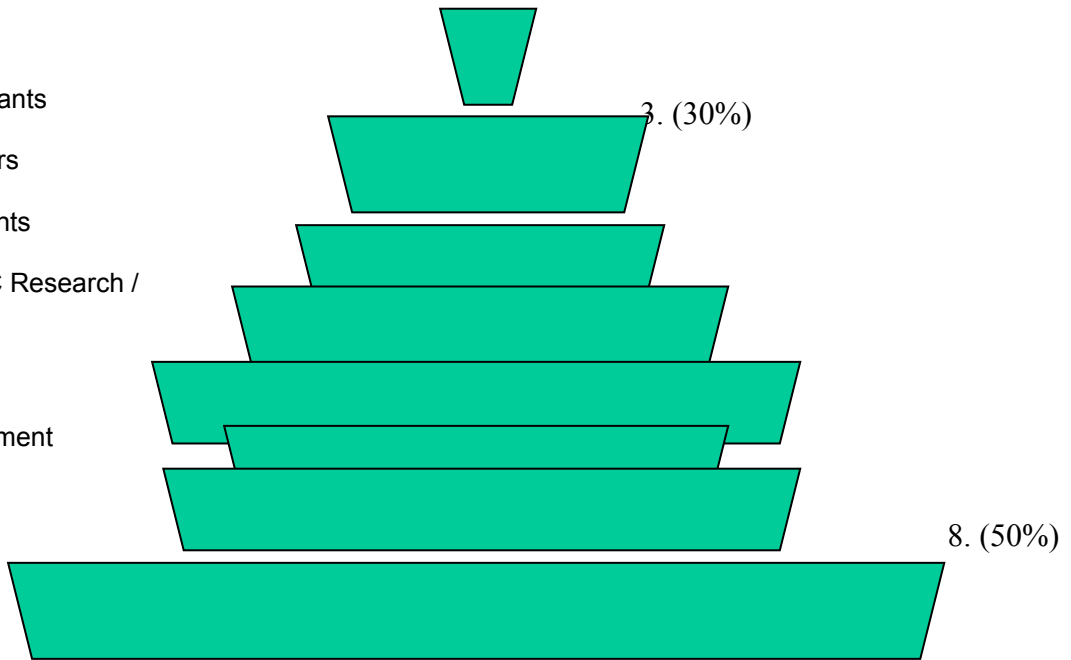
6. Senior GAD LLC Research /
Fieldwork

7. GAD LLC

8. GAD LLC Equipment

9. Finances
(grants)

10. Finances
GAD LLC



In principle all students over the period of their GRADE A DEVELOPMENT LLC SCHOLARSHIP YOUTH PROJECT internship programs will be engaged in all facets of building construction activity. There currently are a PROJECTED 25 university and high school students prospectively reviewed for 2019 acceptance.

Educational Background of Prospective Interns

	University/Jr. College	High School
Academic 2.5 GPA and above	10	15

FUNDS RAISED:

	Corporation	Donations	Year Contributed
Company A	NAME	\$\$\$\$\$	2018
Company B	NAME	\$\$\$\$\$	2019

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**THANK YOU FOR YOUR
REVIEW AND CONSIDERATION!**